



FOR SALE

Orchard Drive, Merriott, TA16 5AA

£400,000



ORCHARDS
ESTATES

Introducing an exciting opportunity in the prestigious Moorlands Farm development.

Nestled within the historic grounds of a beautifully preserved 19th-century farm on Orchard Drive, this exceptional four-bedroom family home combines timeless charm with contemporary living.

Located in the heart of the sought-after village of Merriott, the property has been thoughtfully designed and constructed to the highest standards, offering a modern layout, premium finishes, and impressive energy efficiency for sustainable living.

The current owners have maintained the house throughout their ownership and have made ongoing improvements.

£400,000



LOCATION

Merriott is an historic village with a vibrant local community, offering something for all ages. The village has an excellent range of local services including a Budgens, petrol station with post office, the Feed Station Cafe, the Kings Arms with skittle alley, pharmacy, church, recreation ground, outdoor bowls club and both first school and pre-schools.

Nearby Crewkerne, with a range of shops including a Waitrose Supermarket, is two miles away.

Yeovil is only 7 miles away and offers a full range of high street shops and leisure activities.

Originally based around three roads surrounding a large area of farmland, Merriott offers a wealth of footpaths, ideal for dog walking, through the heart of the village or in the beautiful surrounding countryside.

The village lies four miles south of the A303 trunk road from London to Exeter and 16 miles east of the M5 at Taunton.

A main line railway station for the London, Waterloo to Exeter line is at Crewkerne with trains leaving every hour.

Approach

At the front of the property, there's convenient off-road parking suitable for a large vehicle. A welcoming pathway leads to the front door, framed by a neatly kept lawn that adds to the home's attractive kerb appeal. From here, you'll also find side access to the rear garden.

Ground Floor Living - Step Inside

Enter through the elegant wooden front door into a bright hallway that sets a warm, modern

tone. Doors lead to the main ground-floor rooms:

Living Room – Spacious with a front-aspect window and underfloor heating, opening into the dining area.

Dining Room – Light-filled, easily fits a large table, with patio doors to the rear garden.

Kitchen – Features a breakfast bar, contemporary units, integrated appliances, and a side door for exterior access.

Cloakroom/Utility – Houses a washer, dryer, basin, and WC.

The hallway includes under-stairs storage and a staircase to the first floor.

First Floor Living - Come Upstairs

Ascending to the landing, you'll find access to:

Master Bedroom – A spacious, light-filled room with front-aspect window, radiator, and ample space for storage. Also benefitting from a

En-Suite – Features a walk-in shower, basin, WC, and heated towel rail.

Bedroom 2 – Front-aspect window and radiator; currently an office but easily converted back to a bedroom.

Family Bathroom – Modern bath with shower over, tiled surround, basin, WC, and heated towel rail.

Bedrooms 3 & 4 – Rear-aspect windows with radiators. Landing includes an airing cupboard and loft access.

Garden and Parking

To the rear lies a spacious, enclosed private garden, primarily laid to lawn with a patio area and a small vegetable patch.

At the far end, a storage shed sits adjacent to a private driveway, accessible via Moorlands Road, offering parking for two vehicles. A side pathway provides convenient access to the front of the property.

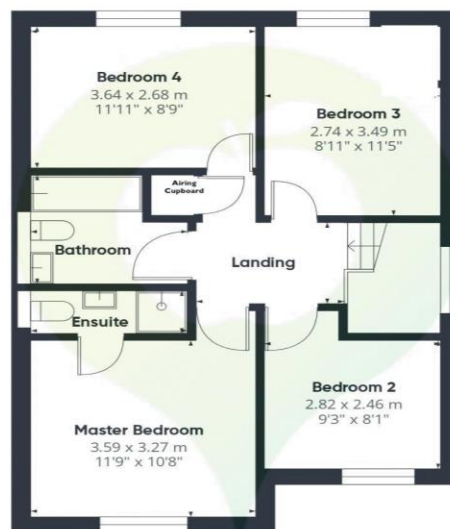


Material Information

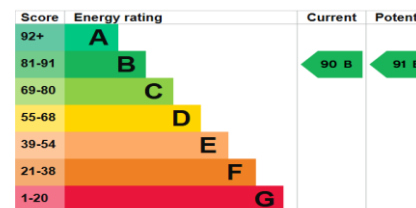
- Freehold property, approximately 7 years old
- EPC Rating: B
- Council Tax Band: C
- Gas Central Heating with Combi Boiler
- Underfloor Heating - Ground floor Mains - Gas, Electric, Water and Drainage
- Loft - Access on landing
- Parking - Off road parking for one large vehicle at the front of the property and two more on the driveway at the rear of the property - accessed from Moorlands Road
- Service Charge - To Moorlands Management Company there is an estate service charge of £400 annually (Cost in 2025)
- Flood Zone 1: Low risk from risk of flooding from rivers or sea
- Ofcom - UltraFast Broadband available (Up to 1,000Mbps)



Floor 1



Floor 2



The graph shows this property's current and potential energy rating.



Approximate total area⁽¹⁾

107.2 m²
1153 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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